Dilworth

Parcel 2

Block 733

The improvements consist of a 1-story commercial garage and beauty shop building. The beauty shop, known as 1341 Buchanan Street, was leased on January 1, 1950 for a term of 5 years at a rental of $75 per month. The commercial garage, known as 1339 Buchanan Street, is owner-occupied. The building is in good condition inside and outside. At the date of inspection the building was fully occupied.



733



AUG 2 0 88 13 9

FEB 1 0 84 0 3 3

GENERAL DESCRIPTION — This parcel of property is occupied by a 1-story stucco front brick building containing an automobile repair shop and 1 store, occupied by a beauty parlor. The store part of the structure is built up higher so that in height it equals 2 stories. This was formerly a part of the corner holding to the north, and, even now, the facades of the two buildings join.

CONDITION AND REPAIR — This building is in generally fair condition, inside and out.

USE AND OCCUPANCY — Currently the repair shop portion is occupied by the owner, for his business, and the store is rented month to month to a beauty shop tenant.

LAST PRIOR SALE — 4/5/50 P. C. & P. L. Goursau to Leslie E. & Susie C. Dilworth IRT $ 23.65
Buyer executed first loan in favor of the sellers for $18,500.





AUG 20 '88 13 9

FEB 1 3 1984 0 3 3

Frank

Parcel 1

Block 734

The improvements consist of a 4-flat and 3-store building. The ground floor contains 1 4-room and bath flat, known as 1257 Laguna Street; ground floor 1-room and basement cleaning shop, known as 1263 Laguna Street; ground floor commercial store, known as 1301 Ellis Street (used for storage); ground floor grocery store, known as 1303 Ellis Street; second floor, known as 1261 Laguna Street, consisting of a 5-room flat, and second floor known as 1305 Ellis Street consisting of a 4-room flat. The cleaning shop is rented for $100 per month; the commercial store, used for storage, is rented for $20 per month and the grocery store is rented for $50 per month.

The baths are located off the kitchens.



734



FEB 1084033

GENERAL DESCRIPTION

This parcel of property is improved with a varied collection of older (1885) buildings. The corner portion, 25' x 55', is occupied by a 2-story & part basement, and part 1-story frame building containing 2 stores with flat above; the balance of the Laguna St. front, is occupied by a 2-story & basement frame 2-flat building; the balance of the Ellis St. front is occupied by a 2-story frame building containing 1 store with flat above. They are all more or less joined together. Asbestos siding on street fronts.

CONDITION AND REPAIR

Exteriors generally in good condition; interiors vary from good to just fair.

USE AND OCCUPANCY

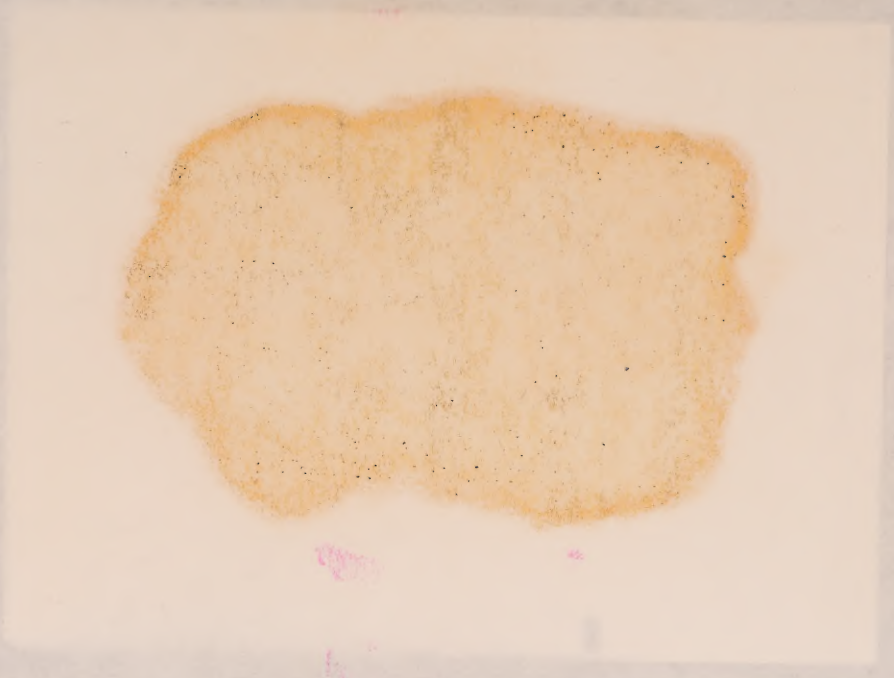
Currently occupied by 1 commercial tenant who occupies 2 stores (1 as living quarters) and 4 residential tenants. 1 store is vacant since 1955.

LAST PRIOR SALE

11/13/24 A. P. Button to Pauline Frank & Jacob Frank IRT $17.50
Buyers executed a $7500 first loan in favor of San Francisco Savings & Loan Soc.
2/15/46 Est. Jacob Frank #349090, to Pauline Frank. No appraisal at this time.

11/13/24 Button purchased the property prior to sale to Frank for $16,100 in a probate sale.





SEP 20 '88 15

FEB 1 3 1984

Charlot

Parcel 2

Block 734

The owner stated that she acquired the property in 1943 for $8,800 total purchase price.

The improvements consist of a residence converted into 4 housekeeping units and 1 flat. The basement has 1 3-room housekeeping unit. The first floor consists of a 3-room flat owner-occupied. The second floor consists of 3 housekeeping units. The owner claims a gross income, if fully rented, of $126 per month furnished, exclusive of the 3-room flat which is owner-occupied. At the date of inspection the property was fully occupied.



734

SEP 20 1915

FEB 10 1984

GENERAL DESCRIPTION

This parcel is improved with an old (1885) type frame residence which has been arranged by the addition of 1 bath and improvised kitchenettes and basement rooms into a home for the owner and housekeeping rooms to rent. The basement area has been virtually abandoned as a rental unit.

CONDITION AND REPAIR

The exterior front is fair; the balance is poor; the interior condition varies from the owner's premises (fair) to the rental units (poor).

USE AND OCCUPANCY

Currently the owner occupies the first floor; the basement has been vacant 2 yrs. The 2nd floor has 3 housekeeping room tenants with a community kitchen.

LAST PRIOR SALE

3/1/44 B. L. & S. Martin to Paul & Edith Charlot Irt $2.75
Buyers executed a $2197 loan in favor of the sellers.

Owner states that the property cost $9800.

8/3/49 Paul Charlot died. In his estate #115,194 this property was appraised for $7500. Beulah Charlot, his surviving spouse is the present owner of the property.





Finney

Parcel 3

Block 734

The owner stated that she acquired the property on January 30, 1952 for $1,250 cash and subject to a First Deed of Trust of $7,000, a Second Deed of Trust of $3,141 and a Third Deed of Trust of $1,552 - total purchase price $12,950.

The improvements consist of a residence converted into 3 flats. The ground floor contains 1 3-room unit rented for $43 per month furnished. The first floor contains 1 3-room unit rented for $55 per month furnished. The second floor contains 1 4-room flat owner-occupied.



734

SEP 20 1915

FEB 10 1933

GENERAL DESCRIPTION — This parcel is improved with an old (1885) type frame residence, 2 stories & basement which by the addition of 1 new bath, and a metal stall shower in the basement area, provides a home for the owner with 3 housekeeping rental units.

CONDITION AND REPAIR — This building is in generally good condition, inside and out.

USE AND OCCUPANCY — Currently occupied by the owner and 3 residential tenants, including a 4 rm. basement flat.

LAST PRIOR SALE — 9/26/51 A. J. Adair to E. A. & E. D. Freeman IRT $10.45
Buyers executed a $7000 first loan in favor of Emco Inv. Co.
2/1/52 E. A. & E. D. Freeman to Tishlee Finney IRT $ 6.60
Buyer executed two loans in favor of the sellers, for $3141 and for $1852.

Owner states property cost $13,500





Murphy

Parcel 4

Block 734

The owner stated that she acquired the property on August 6, 1948 for $1,500 cash and subject to a First Deed of Trust of $2,000 and Second Deed of Trust of $9,000 - total purchase price $12,500.

The improvements consist of a residence converted into 8 housekeeping units and 1 community kitchen. The ground floor contains 2 1-room housekeeping unit and 1 2-room housekeeping unit owner-occupied. The first floor contains 2 housekeeping units and a community kitchen. One of the housekeeping units is owner-occupied. The second floor contains 3 housekeeping units, one of which is owner-occupied. The owner claims a gross income, if fully rented, of $120 per month furnished, exclusive of 4 rooms which are owner-occupied. At the date of inspection 2 of the housekeeping units were vacant.

The property is partially exempt from taxation.



JUN 06 84 12 8

SEP 20 85 15 7

JUN 06 84 12 8

FEB 10 84 03 3

GENERAL DESCRIPTION

This parcel is improved with an old (1885) type corner frame residence of 2 stories & basement. The basement area is divided into 3 so-called apartments with kitchenettes which are definitely sub-standard, and probably illegal. The first floor is occupied by the owners and the second floor is arranged as rooms with 1 small kitchenette.

CONDITION AND REPAIR

The exterior and interior of the building is in only fair condition; the basement area, poor.

USE AND OCCUPANCY

The owners occupy the first floor; there 3 basement tenants; and there is a possibility of 3 second floor tenants.

LAST PRIOR SALE

7/9/48 B. J. & K. Dooley to Don Scally to Frank Heney IRT $ 8.80
Buyer executed a $9000 loan in favor of Emco Inv. Co.
to City Title Ins. Co. IRT $ 5.50
8/11/48 City Title Ins. Co. to L. & L.M. Priestly and L. & M. Murphy and C. L. Carr IRT $4.40
Buyers executed a $2295 private loan.

Owners state the property cost $12,500.



Coleman

Parcel 5

Block 734

The owner stated that he acquired the property in April, 1948 for $3,000 cash and subject to a First Deed of Trust of $11,400, a Second Deed of Trust of $7,000 and a Third Deed of Trust of $500 - total purchase price $21,900.

The improvements consist of a 6 flat building, with 2 4-room flats on each of the three floors. The first floor contains 1 4-room flat rented for $60 per month furnished, and 1 4-room flat owner-occupied. The second floor contains 1 4-room flat rented for $55 per month furnished and 1 4-room flat owner-occupied. The third floor contains 2 4-room flats each rented for $60 per month furnished. At the date of inspection the building was fully occupied. The improvements are in good condition inside and outside.



SEP 20 '06 15 Z

5
734
5

GENERAL DESCRIPTION

This parcel of property is improved with a 3-story & basement older (1885) frame building containing 6 romeo type flats. The building appears to have been extensively remodeled for its present use years ago. The entire exterior is faced with asbestos siding.

CONDITION AND REPAIR

This building is in very good condition, inside and out.

USE AND OCCUPANCY

Currently 2 units are occupied by the owners, and 4 are rented. All occupied now; very little, if any, vacancy occurs.

LAST PRIOR SALE

4/14/48 California Pacific T. Ins. Co. to Anderson & Ida Coleman and Howard & Veola Coleman, ½ each. IRT $11.55
Buyers executed two private loans, ie., one for $7000; one, for $481.

8/14/57 A $6300 private loan was recorded.

Owners state this building cost $21,500, with $3000 cash down, in 1948.





Santa Lucia

Parcel 6

Block 734

The owner stated he acquired the property on June 21, 1947 for $4,000 cash and subject to a First Deed of Trust of $5,000 and Second Deed of Trust of $4,000 - total purchase price $13,000.

The improvements consist of a 2-flat building with 2 housekeeping units and 1 sleeping room added on the ground floor. The ground floor contains 2 2-room housekeeping units rented for $42 and $42.50 per month furnished and 1 sleeping room rented for $25 per month furnished. The first floor consists of a 5-room flat owner-occupied. The second floor contains a 6-room flat rented for $80 per month furnished. The owner claims a gross income, if fully rented, of $189.50 per month furnished, exclusive of the 5-room flat which is owner-occupied. At the date of inspection the sleeping room on the ground floor was vacant.

Property appears to be partially exempt from taxation.

6

20



734

SEP 20 88 15

FEB 1 0 84 9 3 3

GENERAL DESCRIPTION

This parcel of property consists of an older (1885) type 2-story & basement corner building containing 2 flats, and 2 basement apartments. The two exterior street fronts are faced with asbestos siding. A metal stall shower is used in the basement area as a community bath. One upstairs bath has been replaced with modern fixtures.

CONDITION AND REPAIR

The exterior is in excellent condition; the lower flat is in good condition; the basement area and the upper flat are in poor condition.

USE AND OCCUPANCY

Currently the owner occupies the lower flat; 2 basement apartments are occupied by 2 tenants; the upper flat is vacant, for more than a year, with no particular attempt being made to rent it.

LAST PRIOR SALE

6/23/47 B. & R. Orengo to Sala & Sala et al
Grant
to Ernestine Santa Lucia IRT $12.65
Buyer executed a $5000 first private loan, and a $2500 second loan in favor of the sellers. Catalino A. Santa Lucia to Ernestine do qcd. 2/17/53 Catalino A. Santa Lucia received title to the property out of the Est. E.B.Santa Lucia #127,355. Appraised at $11,500.





Robinson

Parcel 7

Block 734

The owner stated that he acquired the property in November of 1950 for $1,500 cash and a First Deed of Trust of $4,500, a Second Deed of Trust of $4,000 and a Third Deed of Trust of $1,450 - total purchase price $11,450.

The improvements consist of a 2 flat building partially converted into housekeeping units. The ground floor contains 1 4-room flat rented for $50 per month furnished. The first floor contains 4 1-room housekeeping units and 1 community kitchen. The second floor contains 1 6-room flat owner-occupied. The owner claims a gross income, if fully rented, of $166 per month furnished, exclusive of the 6-room flat which is owner-occupied. At the date of inspection 1 housekeeping room was vacant.

There is an unvented gas stove in the building.



734

SEP 20 1915

FEB 1 0849 55

Belen & Pimentel

Parcel 8

Block 734

The owner stated that she acquired the property on June 20, 1947 for $4,000 cash and subject to a First and Second Deed of Trust of $6,500 - total purchase price $10,500.

This property is now listed for sale for $13,500 and the owner says she will sell the property for $12,500.

The improvements consist of a 2 flat building. The first floor contains 1 6-room flat owner-occupied. The second floor contains 1 7-room flat rented for $70 per month unfurnished.



FEB 1 0986 D S

SEP 2 0 '73

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story & basemend older (1885) frame 2-flat & basement flat building. It is a row type building, with both sides, party walls. Basement flat was probably installed during the last few years; 1 bath is modernized.

CONDITION AND REPAIR

The exterior of the building is in fair condition; the interior, generally, is in good condition.

USE AND OCCUPANCY

Currently the owner occupies the upper flat and rents the lower flat to 3 roomer tenants, and to 1 basement tenant. 1 single is vacant.

LAST PRIOR SALE

8/7/47 Sala & Sala et al to E. J. Woodyer
IRT $11.55
Buyer executed a$3250 private loan.
11/2/50 E. J. Woodyer to W. C. & R. Hanks
IRT $11.55
to Carl E. & Careal E. Robinson IRT $12.65
Buyers executed 3 private loans, ie., $4500, $4000, and $1568. $1500 was paid in cash.

Owners state the property cost $11,500.





8
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20B

GENERAL DESCRIPTION — This parcel of property is improved with an older (1885) type 2-story & basement 2-flat building. Both side walls are party walls. Generally speaking, this building presents itself in its original plan. No apparent alterations.

CONDITION AND REPAIR — The exterior is in generally good condition; the interior varies from fair to poor.

USE AND OCCUPANCY — Currently the building is rented to 2 residential tenants who occupy as a 2-family use.

LAST PRIOR SALE — 6/23/47 B.A. & R. Onego to A. F. Jacobs et al Grant
to Frank P. Belen, Jr. IRT $11.55
Buyer executed 2 loans, $5000 private 1st., $1500, in favor of seller.
11/1/49 F.P.Belen, Jr. to F.C. & Rose Pimental ½ and F. P. Belen, Jr., ½ Grant
2/10/50 F. C. Pimentel to Rose H. Pimentel Grant
2/23/54 F. P. Belen,Jr., ½ and R.H.Pimentel½ to do Grant

Owner states this property cost $10,500 in 1945, with $4000 cash.





GENERAL DESCRIPTION — This parcel of property, 2 lots, is improved with two 2-flat buildings, one on the corner, of an older (1885) type. The structures are each 2-story & basement joined by a party wall; the south wall is also a party wall. The basement are is thrown in one, and was formerly used as a church auditorium, or hall.

CONDITION AND REPAIR — The exterior is generally in good condition, except the rear wall which badly needs paint; the interior of the flats is good to fair. There is a NEW tar & gravel roof.

USE AND OCCUPANCY — Currently occupied by 4 residential tenants, members of the church that owns the property.

LAST PRIOR SALE — 8/8/47 Sala & Sala et al to The Buchanan St. Church of Christ in San Francisco, California (deeded in two parcels) IRT $22.55
The buyer executed two private loans for $5000 each; and two loans in favor of sellers for $2750 each.

The representative of the church states that the property cost $20,500 in 1947 with ~~XXX~~ $2500 cash down.





The Buchanan Street Church of Christ
in San Francisco

Parcel 9

Block 734

A representative of the Church stated that they acquired the property in August of 1948 for $5,000 cash and subject to a First Deed of Trust of $10,000 and a Second Deed of Trust of $5,500 - total purchase price $20,500.

The improvements consist of two 2-flat buildings. The first floor of each building contains 1 5-room flat rented for $60 per month each unfurnished. The second floor of each building contains 1 6-room flat rented for $70 per month each unfurnished. At the date of inspection all four flats were fully occupied.



734

[illegible]

[illegible]

Hammond

Parcel 10

Block 734

The owner stated that she acquired the property on February 13, 1945 for $1,750 cash and a First Deed of Trust of $9,500 - total purchase price $11,250.

The improvements consist of a 2 flat building. The first floor contains 1 5-room flat rented for $100 per month furnished. The second floor contains 1 6-room flat owner-occupied. The third floor attic space contains 2 single sleeping rooms rented for $40 and $50 per month furnished. At the date of inspection all of the units appeared to be fully occupied.



734

SEP 20 '66 15 4

FEB 1 0840 3 3

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story, basement and attic two-flat building built around 1900. The attic is connected with the upper flat and has an extra toilet and washstand. No remodeling has been done. New rear steps have recently been installed.

CONDITION AND REPAIR

The exterior is in generally good condition; the interior is in fair condition.

USE AND OCCUPANCY

Currently the owner occupies the lower flat and rents the upper flat.

LAST PRIOR SALE

3/1/46 R. Haskins et al to Garfield W. & Hazel W. Hammond IRT $7.15
Buyers executed $5000 loan in favor of sellers.
1/27/48 H. W. Hammond or Jones to Garfield W. Hammond qcd IRT $4.40 $500
5/20/52 H. W. Hammond or Jones to Garfield W. Hammond qcd
Garfield W. & Hazel Hammond to do Grant





Seidkin & Maxwell

Parcel 11

Block 734

One of the owners stated that they acquired the property by inheritance in 1944.

The improvements consist of an 8 flat building. The first floor contains 4 4-room flats and the second floor contains 4 4-room flats. The owners claim a gross income, if fully rented, of $217.50 per month unfurnished. At the date of inspection all units were fully occupied.

The property appears to be partially exempt from taxation.



734

SEP 20 1915

FEB 1 0840 3

11
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21A,23

GENERAL DESCRIPTION — This parcel of property is improved with a 2-story & basement frame building containing 2 sets of 4 romeo type flats; it presents the appearance of a double building but the two halves are connected by a party wall. This building appears to date from around 1905. It is a relative cheap type of structure. It may have been a much older original building with a newer front added later.

CONDITION AND REPAIR — The exterior front of the building is good; the balance of the outside walls, fair; the interior is generally in fair condition.

USE AND OCCUPANCY — Currently the building is occupied by 8 residential tenants. It does not appear difficult to keep the property rented at existing rentals.

LAST PRIOR SALE — 8/29/44 Est. Julia Seidkin, dec'd #94,971 to Rose Haskins, Harry Seidkin & Charlotte Maxwell.
2/4/52 Est. Rose Haskins, dec'd to E. E. Haskins et al
12/7/54 Howard E. Haskins & Audrey B. Giles to Charlotte Maxwell & Harry Seidkin qcd



The Golden Gate Church of Christ
"Holiness" U. S.

Parcel 12

Block 734

A representative of the Church stated that they purchased the property on September 21, 1948 for $2,300 cash and subject to a First Deed of Trust of $5,050 and a Second Deed of Trust of $5,150 - total purchase price $11,500.

The improvements consist of a 2 flat building with ground floor church facilities. The ground floor contains 2 rooms used as a church and kitchen, for which no rental is paid. The first floor contains 1 5-room flat rented for $50 per month unfurnished. The second floor contains 1 5-room flat rented for $50 per month unfurnished. At the date of inspection the building was fully occupied.



734

SEP 20 88 15

FEB 10 1989

GENERAL DESCRIPTION

This parcel of property is improved with an older (1895) type 2-flat building. The structure consists of 2-story and basement; the basement was previously remodeled to provide a church auditorium, or hall, and a kitchen in rear. The Fire Department has forbidden its use for this purpose. The flats have been improved with some oak floors, and modernized baths.

CONDITION AND REPAIR

The front of the building is good; the balance of the exterior is in poor condition; the interior of the 2 flats is in just fair condition; the basement in good condition.

USE AND OCCUPANCY

The two flats are rented to 2 tenants, church members; the basement currently is not in use.

LAST PRIOR SALE

9/22/48 M. & G. Embrador to S. & B. Smith
IRT $12.65
Buyer executed a $4150 Western Loan Co. first loan, and a $5056 second loan in favor of the sellers.
5/4/51 S. & B. Smith to The Golden Gate Church of Christ Holiness, U. S. A.

The representative of the church stated that the property cost $11,500.



Dondisch

Parcel 13

Block 734

The improvements consist of a 3 flat building leased to a master tenant for $93.75 per month unfurnished. The master tenant has rented the first floor flat for $75 per month unfurnished and the second floor 7-room flat for $75 per month unfurnished. The third floor has been converted into 2 housekeeping units, one of 4 rooms and the other of 1 room. At the date of inspection both housekeeping units were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are no fire escapes on the building.



24

734

FDA 10840337

NDA 20-737/S-

GENERAL DESCRIPTION — This parcel of property is improved with a 3-story & basement frame 3-flat building of an older (1885) type. There appears to have been no material change in this structure, although two of the flats are occupied by two tenants, with common bath arrangements. Garage space is provided under the building in basement with entry thereto through the rear. Rear stairs and porches are in "rickety" shape.

CONDITION AND REPAIR — The front of the building is in fair condition; the balance of the exterior is poor. The interior is in fair condition.

USE AND OCCUPANCY — Currently occupied by 5 residential tenants; two of the flats have 2 tenants each.

LAST PRIOR SALE — 7/23/45 E. Greenberg to Sadie Dondisch qcd





SEP 20 '88 15

FEB 13 84 03

Murray

Parcel 14

Block 734

Apparently the property was acquired during June of 1952 for an indicated purchase price of $18,500.

The improvements consist of a 3 flat building which has been partially converted into housekeeping units. The first floor contains 1 6-room flat rented for $75 per month furnished. The second floor contains 1 4-room housekeeping unit rented for $50 per month furnished, and 1 3-room housekeeping unit rented for $50 per month furnished. The third floor contains 1 3-room housekeeping unit rented for $30 per month furnished, and 1 3-room housekeeping unit rented for $38 per month furnished, and 1 3-room housekeeping unit rented for $50 per month furnished. The owner claims a gross income, if fully rented, of $313 per month furnished. At the date of inspection the building appeared to be fully occupied.

The inside of the building has been very badly neglected and is in need of extensive redecorating work.

The gas stoves are unvented, and there are no fire escapes on the building.



734

SEP 20 88 15 4

14
734
25

GENERAL DESCRIPTION

This parcel of property is improved with a 3-story & basement frame 3-flat building built probably around 1900. During the war years and later it was operated as a rooming house with so-called apartments and single rooms. Aside from the development of so-called kitchenettes, no material changes were made in the physical structure. The upper flat was arranged as 3 three-rooms units. There were 3 extra toilets.

CONDITION AND REPAIR

The exterior of the building is in a generally fair condition, except the rear wall is poor. The lower and middle flats are in fair condition; the upper flat is in good condition.

USE AND OCCUPANCY

Currently the middle flat is occupied by the owner; the lower flat by 1 tenant; the upper flat temporarily by several tenants, but owner intends to rent as a 3-family building again.

LAST PRIOR SALE

12/15/44 S. E. & Tillie Cohn to Northern Co's Title Ins. Co. IRT $8.25
1/9/45 Northern Co's Title Ins. Co. to Beatrice K. Murray IRT $9.35
Buyer executed $4500 Home Fed. S. & L. Co. first loan and $1375 private second loan.

Owner states property cost $8500 in 1945.





FEB 13 1984

Durham

Parcel 15

Block 734

The owner states that he acquired the property on December 30, 1946 for $1,300 cash and a First Deed of Trust of $2,800 and a Second Deed of Trust of $900 - total purchase price $5,000.

The improvements consist of a 2 flat building containing 7 rooms with 2 baths rented to a single tenant for $45 per month unfurnished.



734

FEB 10 1933

SEP 20 1937

15
734
25A

GENERAL DESCRIPTION — This parcel of property is improved with a 2-story & basement frame 2-flat building of an older (1895) type. This is a cheap building.

CONDITION AND REPAIR — This structure is in very poor condition inside and out; delapidated. The building sags in the middle; a piece of the cornice molding in front hangs loose.

USE AND OCCUPANCY — Currently the building is vacant. It was rented to one tenant for some years for commercial purposes; latterly off and on to 2 tenants. It appears almost unrentable in its present condition.

LAST PRIOR SALE — 1/14/47 H. M. Smith to Henry T. Markham
IRT $3.30
Buyer executed a loan in favor of seller for $1600.

Owner's son states the property cost $5500 in 1947 with about $900 in cash.





FEB 13 1984

Mack

Parcel 16

Block 734

The improvements consist of a mansion converted into 8 housekeeping units. The owner claims a gross income, if fully rented, of $369 per month furnished. At the date of inspection 25% of the housekeeping units were vacant.

There is an unvented gas stove in the building.



734

SEP 20 '99 15

FEB 1 0 2000

GENERAL DESCRIPTION — This parcel of property is improved with 2-story & basement frame residence of the older (1885) type. This residence has been arranged in rental units by utilizing the basement area for rooms, installing a bath there; dividing the 1st and 2nd floors into so-called apartments. The 1st floor has a toilet & washstand and the 2nd floor a full bath, used as community bath. Build- is detached 3 ft. on the east side.

CONDITION AND REPAIR — The exterior of this building is in good condition; the interior varies from good to just fair.

USE AND OCCUPANCY — Currently the building is occupied in part by the owner and 7 residential tenants.

LAST PRIOR SALE — 12/2/44 A. A. Giguere to Worthy & Ethel Mack IRT $ 7.15
Buyers executed $3300 Home Federal S. & L. Co. first loan and $1500 private second loan.
4/17/52 Worthy Mack to Ethel Mack IRT $3.30





SEP 20 1915

ID 1384033

Witt

Parcel 17

Block 734

The owner stated that he acquired the property in October, 1953 for $850 cash and subject to a First Deed of Trust of $6,000, a Second Deed of Trust of $14,000 and a Third Deed of Trust of $5,000 - total purchase price $26,000.

The improvements consist of a 3 flat building converted into 18 housekeeping units and 3 sleeping rooms. The owner claims a gross income, if fully rented, of $546 per month furnished. At the date of inspection 10% of the rooms were vacant.

There are a number of unvented gas stoves in the building.



734

GENERAL DESCRIPTION

This parcel of property is improved with 3-story, attic and basement frame 3-flat building probably built circa 1900. It has been used for a number of years as a rooming house with housekeeping in some of the rooms. There are 4 baths (1 in the attic). The building has not been remodeled in any material way. Numerous extra washstands in the rooms (18).

CONDITION AND REPAIR

The front of the building is in fair condition; the balance of the exterior is poor; the interior is in very poor condition; delapidated.

USE AND OCCUPANCY

Currently the owner occupies 1 sleeping room and operates the place as a rooming house through a manager. There are probably about 23 rentable rooms beside the manager & owner rooms.

LAST PRIOR SALE

10/30/53 Northern Co's Title Ins. Co. to Robert Britt IRT $8.25
Buyer executed a $6687 private loan.

Owner states the property cost $26,000 in 1953 with $1000 to $1500 in cash.





SEP 20 '15

FEB 1 3 1984

Geotech

Parcel 18

Block 734

The owner stated that he acquired the property in August of 1953 for $11,000 cash and a Deed of Trust of $13,000 - total purchase price $24,000.

The improvements consist of a 3 flat building fronting on Ellis Street, and a 2 flat building fronting on Willow Street. All five flats are leased to a master tenant for $250 per month unfurnished. The lease was executed on May 22, 1954 for a 2-year term. The lease contains an escape clause in event of condemnation of the property.

19
28



734

FEB 1 0 1960

SEP 20 1960

GENERAL DESCRIPTION

This parcel of property runs through from Ellis Street to Willow Street, and is improved with two buildings. The Ellis St. front is occupied by a 3-story & basement 3-flat building of an older (1C90) type; the Willow St. front is occupied by a 2-story & basement 2-flat building built circa 1905. The 3-flats have been rather crudely arranged as rooms for housekeeping and so-called apartments. 2 backporch baths have been added; there are 3 kitchenettes.

CONDITION AND REPAIR

The front of Ellis St. is fair; the balance of its exterior, poor; interior, fair to poor. The Willow St. building is in fair condition, inside and out.

USE AND OCCUPANCY

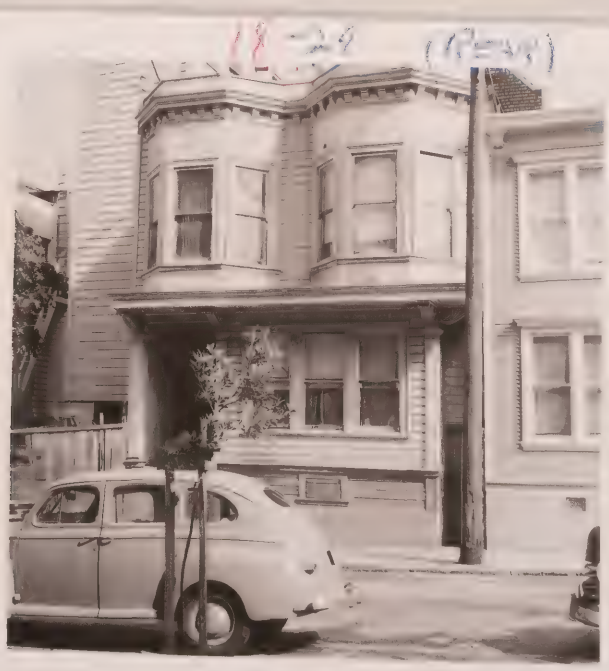
The two buildings are under lease to one lessee, who, working through a manager rents the Ellis St. building in rooms and apartments, and the Willow St. building as 2 flats.

LAST PRIOR SALE

8/26/49 L. & G. W. Pollard to W. Vilo
IRT $22.00
8/7/51 L. & G. W. Pollard by Title Ins.
& Guar. Co. to R. F. May foreclosure $7145
7/8/54 W. Violo to L. & G. W. Pollard
IRT $22.00
L. Violo to W. Violo qcd
L. & G. Y. Pollard to Tony E. &
Hazel D. Gaetani IRT $26.50
R. F. & M. E. May qcd

Owner reports that property cost $24,000 in 1951 with $11,000 cash and a $13,000 first deed of trust.







Emerson

Parcel 19

Block 734

The owner stated that she acquired the property in March, 1944 for $1,200 cash and subject to a First Deed of Trust of $6,500 - total purchase price $7,700.

The improvements consist of a 3 flat building. The first floor contains 1 5-room flat rented for $40 per month unfurnished. The second floor contains a 6-room flat rented for $50 per month unfurnished. The third floor contains a 6-room flat owner-occupied.



19
29

734

SEP 20 '66 15 4

FEB 1 0849 3 3

GENERAL DESCRIPTION

This parcel of property is improved with a 3-story & bassment frame 3-flat building built circa 1880. This building appears to have been raised at some time in the past and had the first floor altered. Generally the building remains a typical 3-flat unit.

CONDITION AND REPAIR

The exterior front is in good condition; the balance of the exterior is in poor condition. In the interior, the upper flat is in poor condition; the other two flats are in fair condition.

USE AND OCCUPANCY

Currently the building is occupied by the owner (the upper flat) and by two tenants (the lower & middle flats)

LAST PRIOR SALE

3/20/44 D. Moser et al to C. Russell
IRT $ 8.80
to M. Johnson Grant
Buyer executed a $6000 California S. & L. Co. first loan
4/27/53 M. Johnson to Laurel Inv. Co.
IRT $5.00
6/24/53 Laurel Inv. Co. to Leora Emerson
IRT $6.60

Owner states the property cost $6500, all cash.





SEP 20 '88 15 24

FEB 13 1940 35

Exhibit

Parcel 20

Block 734

The property has been in the family over fifty years.

The improvements consist of a 3 flat building on Ellis Street, and a 2 flat building on Willow Street. The first floor of the Ellis Street building has a 4-room flat rented for $35 per month unfurnished. The second floor contains a 4-room flat rented for $28 per month unfurnished. The third floor contains a 5-room flat owner-occupied. The rear building on Willow Street contains a first floor 4-room flat rented for $22.50 per month unfurnished and a second floor 5-room flat rented for $18 per month unfurnished. These rentals are substantially below comparable rentals in the area. At the date of inspection the building was fully occupied.

In the Willow Street flats, the baths are located off the kitchens.



FEB 1 0 1960

SEP 2 0 1960

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734
30

GENERAL DESCRIPTION

This parcel of property runs through from Ellis St. to Willow St., and is improved with two buildings, one fronting on Ellis St., and one, on Willow St. The Ellis St. building is 3-story & basement frame built as a 2-story residence in 1875, and raised and converted into 3 flats in 1909. The lower flat is, of course, more modern than the two upper flats. The Willow St. building consists of a 2-story & part basement frame built circa 1880; contains 2 flats.

CONDITION AND REPAIR

The exterior of the Ellis St. building is in fair condition; the interior varies, the lower flat is in good condition; the two upper flats in poor condition. The exterior of the Willow St. place is good; interior: poor.

USE AND OCCUPANCY

The Ellis St. building is occupied as a 3-family unit with the owner occupying 1 flat and renting 2; the 2 Willow St. flats are both rented to tenants.

LAST PRIOR SALE

This property was acquired by the present owner's father in 1876, about 1 year after it was built. The family occupied the Ellis St. residence until 1909 when it was remodeled into 3 flats, one of which the family h ve occupied since.

2/3/09 The title report shows a transfer from Edward J. Le Breton to the present owner. Probably in connection with restoring title under McEnerney Act.

11/19/55 Katherine M. Suich died, and in her estate, a one-half interest in this property was appraised at $10,000.00.







Wheeler

Parcel 21

Block 734

The owner stated that he acquired the property in December, 1960 for $3,800 cash and subject to a First Deed of Trust of $7,500, a Second Deed of Trust of $6,125 and a Third Deed of Trust of $875 - total purchase price $18,300.

The improvements consist of a 3 flat building converted into 6 apartment units. The first floor contains a 2-room apartment rented for $30 per month unfurnished, and a 4-room apartment rented for $40 per month unfurnished. The second floor contains a 4-room apartment rented for $40 per month unfurnished and a 4-room apartment owner-occupied. The third floor contains 2 4-room apartments each rented for $40 per month unfurnished. These rentals are substantially below comparable rentals in the area.



GENERAL DESCRIPTION

This parcel of property is improved with a 3-story & basement frame apartment house of 6 units. There is one 3 rm and five 4 rm. apartments. The building appears to have been built circa 1900, and does not appear to have been altered whatever. The front of the building is faced with asbestos siding.

CONDITION AND REPAIR

The exterior condition: front,good; balance of the outside walls, poor; the interior, condition of public halls and individual apartments is generally good. No vacancies. All apartments rented, ie., 6 tenants.

USE AND OCCUPANCY

Occupied by 6 residential tenants. Keeps well rented.

LAST PRIOR SALE

1/17/51 T. C. & M. A. Harper to C. L. and Mary Wheeler IRT $12.10
Buyers executed $6126 loan in favor of the sellers, and a $875 private loan.

Owner reports property cost $18,350 in 1951.





Agarcia

Parcel 22

Block 734

The owner stated that they acquired the property in November, 1949 for $1,400 cash and a First Deed of Trust of $1,800, a Second Deed of Trust of $2,300 and a Third Deed of Trust of $1,000 - total purchase price $6,500.

The improvements consist of a 2 flat building. The first floor contains a 4-room flat rented for $55 per month unfurnished. The second floor 5-room flat is owner-occupied.



734

SEP 20 66 15 7

FEB 1 0 84 0 3 5

GENERAL DESCRIPTION — This property consists of a duplex, or 2 flat building probably built circa 1880. It has a ground floor center entrance, flat rustic front and gable roof.

CONDITION AND REPAIR — The building is in fair condition, inside and out. There is a new composition shingle roof.

USE AND OCCUPANCY — Currently occupied by 2 residential tenants.

LAST PRIOR SALE — 11/7/49 T. C. & M. A. Harper to A. Hardy and P. M. & A. W. Coats IRT $7.15
to M. &. A. Agarcia IRT $7.15
Buyers executed $1800 Western Loan Co. first loan; $1800 loan in favor of the sellers, and $1000 private loan.





SEP 20 88 15

FEB 13 84 03 3

Laurel Investment Co.

Parcel 23

Block 734

The improvements consist of a 4 flat building. The owner claims a gross income, if fully rented, of $163.75 per month unfurnished. At the date of inspection all flats were fully occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

The baths in all flats are located off the kitchens.



734

SEP 20 88 154

FEB 1 0 84 0 3 8

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story & basement frame building built circa 1907, and containing 4 romeo type 3 room flats. It is a plain building.

CONDITION AND REPAIR

The building is in good condition, inside and out.

USE AND OCCUPANCY

Currently rented to 4 residential tenants.

LAST PRIOR SALE

4/27/53 M. Johnson to Laurel Inv. Co. This parcel and property lying immediately to the north included in the transfer.
IRT $5.00
2/24/56 Laurel Inv. Co. to Peter Wei Kong King
IRT $12.10
Buyer executed a $10,500 loan in favor of the sellers, and a $1725 private loan.



GENERAL DESCRIPTION

An old 2 story and basement single family dwelling. Frame construction; party walls both sides.

CONDITION AND REPAIR

Poor condition generally.

USE AND OCCUPANCY

Owner occupied; daughter's family, basement; one other roomer; remainder vacant.

LAST PRIOR SALE

April 13,1950 E. Patrucco to Carrie B. Gaut.

Owner says paid $4,395.00 cash over a $11,000 balance.

First D. of T. new $10,000 loan (private) 7/8/54.

Owner claims to have paid $15,950.





SEP 20 1915

TKD 1584

GENERAL DESCRIPTION

Old 2 story & full basement, single family dwelling used as rooming house; frame construction; brick foundation. Party wall, south side. This is a corner building.

CONDITION AND REPAIR

Poor condition and state of general repair.

USE AND OCCUPANCY

Owner occupied; runs a rooming house; 1 - 3 room unit and 1 single room rented.

LAST PRIOR SALE

May 7, 1954 E. Patrucco to Wilhelmina Waits. IRT $12.10.

Buyer executed 2 loans in favor of seller aggregating $11075.

Owner claims to have paid $18,000.





Waits

Parcel 1

Block 735

The owner stated that she acquired the property in May, 1954 for no cash down payment and subject to a First Deed of Trust of $6,109, a Second Deed of Trust of $8,000 and a Third Deed of Trust of $2,840 - total purchase price approximately $17,000.

The improvements consist of a single-family row house converted into 11 housekeeping units and 1 community kitchen. The owner claims a gross income, if fully rented, of $372 per month furnished, exclusive of 2 rooms which are owner-occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are a number of unvented gas heaters being used in the building.



735

SEP 20 88 154

FEB 10 84 03 3

Gaut

Parcel 2

Block 735

The owner stated that she acquired the property on April 10, 1950 for no cash down payment and subject to a First Deed of Trust of $5,662, a Second Deed of Trust of $4,894 and a Third Deed of Trust of $4,395 - total purchase price $14,950.

The improvements consist of a single-family row house converted into 11 housekeeping units. The owner claims a gross income, if fully rented, of $280 per month furnished, exclusive of the 2-room housekeeping unit which is owner-occupied. At the date of inspection 1 housekeeping unit was vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are a number of unvented gas stoves in the building.



735

SEP 20 '40 15 2

FEB 1 0 1984 0 3 3

Williams

Parcel 3

Block 735

The owner stated that he acquired the property in June, 1949 for $700 cash and subject to a First Deed of Trust of $6,000, a Second Deed of Trust of $6,000 and a Third Deed of Trust of $2,000 - total purchase price $14,700. The owner further stated that at the sales date certain furniture and furnishings located in the building were included in the sales price.

The improvements consist of a single-family row house converted into 8 housekeeping units. The owner claims a gross income, if fully rented, of $251 per month furnished, exclusive of a 3-room housekeeping unit which is owner-occupied. At the date of inspection approximately 25% of the housekeeping rooms were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are a number of unvented gas stoves in the building.



735

SEP 20 88 154

FEB 1 0 84 0 3 5

GENERAL DESCRIPTION

An old, 2-story and basement single family residence; frame construction, brick foundation; rustic exterior, pine floors and redwood trim, high ceilings. Long corridor hall. Sixteen rooms; 2 bath rooms. Some partitions appear to have been altered. Obsolete in design both exterior and interior. Party walls both sides.

CONDITION AND REPAIR

In poor, run-down condition. Owner states that roof continually needs attention. Paint is chalky and poor. Owner stated he installed bath and 3 hot water heaters and painted the exterior since purchase.

USE AND OCCUPANCY

Owner occupied. Has renters for two areas 4 rooms.

LAST PRIOR SALE

July 6, 1949 E. Patrucco to Chas. M. and Ida Mae Williams. IRT $16.50.

Owner confirmed pruchase price of $14,700 plus $1580.00 for new heaters and bath since.

Owner's opinion of property's worth: $18,500.

At the time of purchase, July 6, 1949, the buyer executed the following loans:

$6,000 Eureka Federal S. & L. Co.
2,000 " " " "
6,000 private.





Powell

Parcel 4

Block 735

The owner stated that he acquired the property in April, 1946 using an equity in other property valued, by him, at $2,000 as a down payment and a First Deed of Trust of $4,550, a Second Deed of Trust of $2,550 - total purchase price $9,100. This purchase price included furniture and furnishings.

The improvements consist of a single-family row house converted into 10 housekeeping units. The owner claims a gross income, if fully rented, of $356 per month furnished, exclusive of a 2-room housekeeping unit which is owner-occupied. At the date of inspection all housekeeping units in the building were vacant.

There are a number of unvented gas stoves in the building.



735

SEP 20 '88 15

FEB 10 '84 D 3 3

GENERAL DESCRIPTION

An old 2 story and full basement single family residence used now as home and rooming house. Frame construction. Party walls both sides.

CONDITION AND REPAIR

Poor to fair condition but is neat and clean.

USE AND OCCUPANCY

Owner occupied; rooming house - all vacant except 3 rooms on the second floor occupied by a son who pays $50 per month.

LAST PRIOR SALE

April 5, 1946. E Patrucco to Minnie Powell. IRT $6.60.

Buyer executed 2 loans - $2000 & $1606.

Statement by owner - "Paid $9,000 for the property."





Amos

Parcel 5

Block 735

The owner stated that he acquired the property in May, 1948 for $1,000 cash and subject to a First Deed of Trust of $5,500, a Second Deed of Trust of $8,824 and a Third Deed of Trust of $2,090 - total purchase price $17,400. At the date of purchase, approximately 50% of the rooms were furnished and the furniture and furnishings were included in the sales price.

The improvements consist of a single-family row house converted into 10 housekeeping units. The owner claims a gross income, if fully rented, of $372 per month furnished, exclusive of a 3-room housekeeping unit which is owner-occupied.

The inside of the building has been badly neglected and is in need of extensive reconditioning work.

There are a number of unvented gas stoves in the building.



FEB 1 0 1940

SEP 20 1975

GENERAL DESCRIPTION

A 2 story and basement single family dwelling; frame construction party wall, north side, brick foundation. This is a corner building.

CONDITION AND REPAIR

Poor condition; generally inside and out. Poor repair.

USE AND OCCUPANCY

Owner occupied - 3 rooms; has 10 rooms with illegal kitchens rented; remainder vacant.

LAST PRIOR SALE

May 12, 1948 E. Patrucco to Antoine J. & Ida J. Amos. IRT $13.75.

Buyer executed 2 loans, $8931 and $2750 in favor of seller.

Owner claims purchase price to be $12,500.





SEP 2 0 89 15

FEB 1 584 3

Lalagune

Parcel 6

Block 735

The owner states that he acquired the property in August, 1944 for $10,000 cash.

The improvements consist of a 3 flat building which has been partially converted into a single flat and 9 housekeeping units. The owner claims a gross income, if fully rented, of $183.50 per month furnished for the housekeeping units, and $12 per month for 2 garage spaces located on the property, and not including a 7-room flat which is owner-occupied. The building has been well maintained and is in good rentable and sales condition.

There are a number of unvented gas plates being used in the housekeeping units.



735

SEP 20 88 154

FEB 10 84 03 3

Charles

Parcel 7

Block 735

The owner stated that he acquired the property in 1952 for $3,500 cash and a First Deed of Trust of $4,950 - total purchase price $15,950.

The improvements consist of a 3 flat building. The first floor is rented for $50 per month unfurnished, the second floor flat is owner-occupied and the third floor flat is rented for $75 per month unfurnished. The building has been well maintained and is in good rentable and sales condition.



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SEP 20 '65 15 4

FEB 1 0 84 0 3 3

GENERAL DESCRIPTION — A 3-story and basement 3-flat building; frame construction; rustic exterior; interior practically intact as originally built. Good location facing park with extensive view toward the south.

CONDITION AND REPAIR — Exterior fair to good; interior, clean and well kept.

USE AND OCCUPANCY — Owner occupies the middle unit; rents the lower and the upper.

LAST PRIOR SALE — 3/26/52 B. C. & M. C. Calica to Joseph & Lucille Charles IRT $17.60
Buyers executed $7500 California S. & L.Co. loan, and $4950 loan in favor of sellers.
Owner states they paid $16,000.





SEP 20 1954

FEB 1 1954

Cipriano

Parcel 8

Block 736

The owner states that he acquired the property in September, 1951 for $2,500 cash and subject to a First Deed of Trust of $6,000 - total purchase price $8,500.

The improvements consist of a 2 flat building. The lower floor flat, consisting of 4 rooms, is owner-occupied. The upper floor flat, consisting of 5 rooms, is rented for $40 per month unfurnished.



735

SEP 20 88 15

FEB 10 84 0 3

8
735
4A

GENERAL DESCRIPTION

A 2-story "pair of flats". Frame, re-sawn rustic; tar & gravel roof. Steep outside steps; no garage.

CONDITION AND REPAIR

Exterior fair to good; interior, good; clean.

USE AND OCCUPANCY

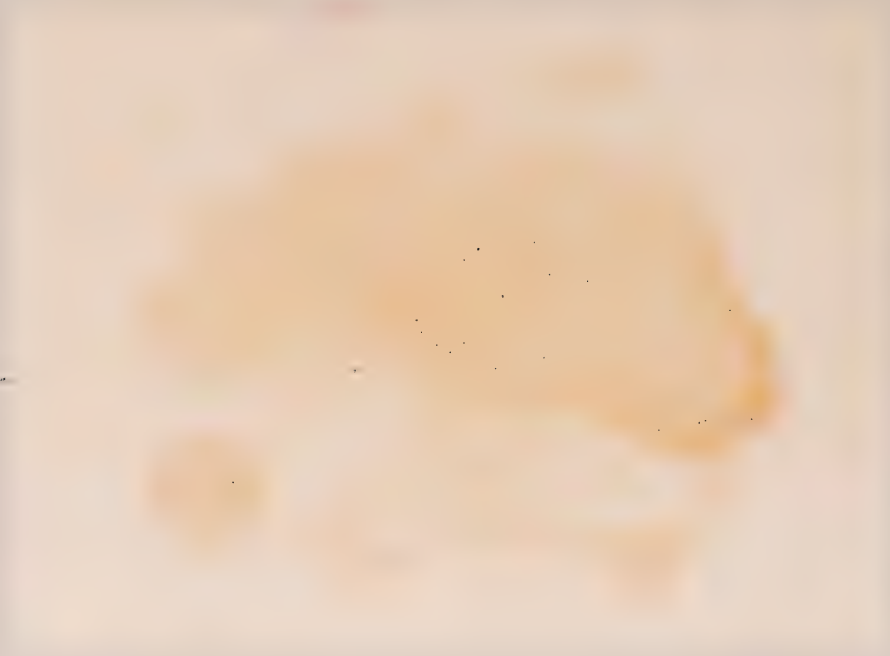
Lower flat occupied by owner; upper flat currently VACANT.

LAST PRIOR SALE

9/14/51 G. Latimore to Dioscoro L. Cipriano IRT $2.75

Owner claims to have paid $12,000.





SEP 20 1995

Mancuso

Parcel 9

Block 735

This property is a vacant lot.



735

SEP 20 '66 15 4

FEB 1 0 84 0 3 3

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735
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GENERAL DESCRIPTION

This property is a vacant lot, running through from street to rear street. It is about 2'6 above grade on the Eddy Street front; generally level back about 70 ft., then slopes up to Willow Street. Some old brick foundations in evidence. Board fence along Willow Street; 2'6 concrete bulkhead along Eddy Street.

CONDITION AND REPAIR

Vacant lot.

USE AND OCCUPANCY

Vacant Lot.

LAST PRIOR SALE

6/4/53 K. Schmidt to Edw. T. Mancuso, Jno. W. Herron & Fred R. Winn IRT $7.15

3/29/56 J. W. & P.N. Herron to E. T. & D. E. J. Mancuso, 7/20 int. Grant.





Bank of America

Parcel 10

Block 735

The improvements consist of two 3-flat buildings. The 3-flat building fronting on Eddy Street consists of a combined first floor and basement flat containing 9 rooms rented for $20 per month unfurnished. The second floor contains a 6-room flat rented for $55 per month unfurnished. The third floor contains a 6-room flat rented for $50 per month unfurnished. In the Willow Street building, the first floor contains a 4-room flat rented for $30 per month unfurnished, the second floor contains a 4-room flat rented for $32 unfurnished, and the third floor contains a 4-room flat rented for $37 per month unfurnished. The total income for both buildings, if fully rented, is $224 per month unfurnished.

At the date of inspection the third floor flat fronting on Eddy Street was vacant and was being reconditioned for rental purposes.

The property is under the trusteeship of the Bank of America, and is badly in need of exterior painting for preservation.



735

SEP 20 88 15 4

ITB 1084033

GENERAL DESCRIPTION — Eddy Street building is a 3-story & basement frame (3 flats with basement apartment); concrete & brick foundation.
Willow Street building is a 3-story & basement frame (3 flats).
The two buildings run together with rear porches and stairways "meshed".

CONDITION AND REPAIR — Eddy Street building exterior is poor, as is Willow Street exterior, also. The inside of Eddy Street is fairly well kept-up; with the exception of the lower flat (owner-occupied), the interior of Willow Street is poor.

USE AND OCCUPANCY — Eddy Street---1 flat occupied by old time tenant; balance VACANT or owner-occupied.
Willow Street---1 flat is owner-occupied; balance: VACANT.

LAST PRIOR SALE — 2/29/56 Est. Maria R. Macauley, dec'd. to Mary C. Emslie, Mary M. Jarman and Catherine A. Huppert. Decree of Distribution. Estate #88037 (San Francisco).

10



10 -6







Halstead

Parcel 11

Block 735

The owner states that he acquired the property in July, 1952 for $20,957 total purchase price.

The improvements consist of a mansion converted into 3 apartments, 3 housekeeping units and 2 sleeping rooms. The ground floor contains a 2-room apartment and a social room rented as a unit for $80 per month furnished. The first floor contains a 4-room housekeeping unit which is owner-occupied, and 1 sleeping room rented for $30 per month furnished. The second floor contains 1 2-room apartment rented for $60 per month furnished, 1 housekeeping unit rented for $47.50 per month furnished, and 2 1-room housekeeping units rented for $45 per month furnished. The attic contains a 3-room apartment rented for $75 per month furnished, and 1 sleeping room rented for $30 per month furnished. The owner claims a gross income, if fully rented, of $482.50 per month furnished, exclusive of 1 4-room housekeeping unit which is owner-occupied, and inclusive of a 1-room shack on the rear of the lot which is untenantable and unsuitable for habitation which the owner states will rent for $20 per month.

At the date of inspection in the mansion only 1 sleeping room was vacant.

There are a number of unvented gas stoves in the building.



735

FEB 10 1903

SEP 20 1915

GENERAL DESCRIPTION — This property is an older type 2-story, attic and basement 1-family residence, being operated as a rooming house. Fully detached on both sides. An old barn in rear with unused living quarters above.

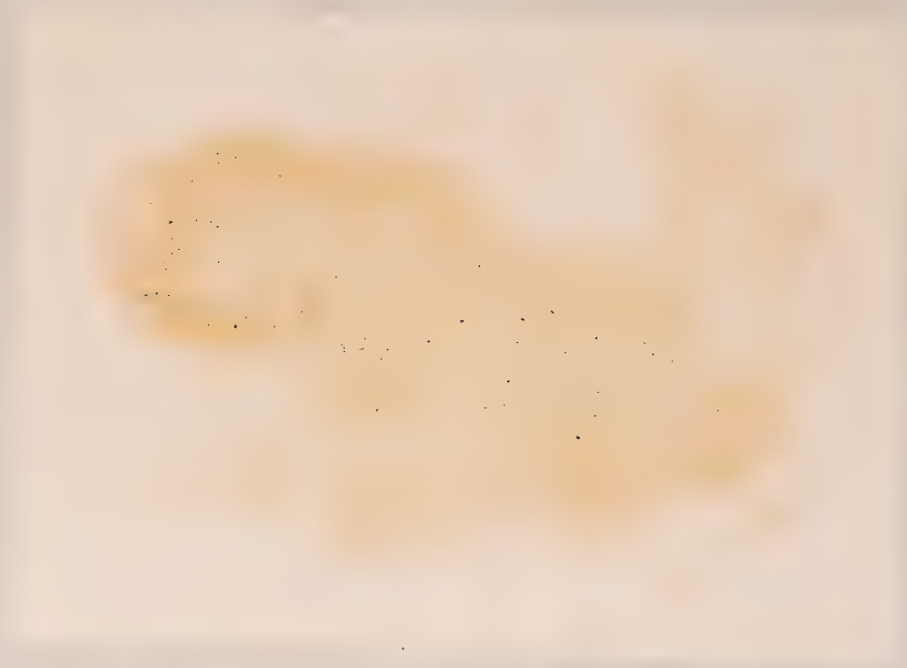
CONDITION AND REPAIR — Generally good, throughout.

USE AND OCCUPANCY — Owner occupies; rents rooms as a business. 6 rooms rented; balance VACANT.

LAST PRIOR SALE — 7/21/52 W. R. Berke to Robert L. Halstead IRT $20.90
Buyer executed a $5,000 loan in favor of American Trust Co.

Owner states that he paid $19,000 for the property.





SEP 20 1915

JUL 1 1884

Ness

Parcel 12

Block 735

The owner acquired this property during August of 1936 at an indicated purchase price of $23,000.

The improvements consist of a 25-unit apartment building. The first floor contains 4 3-room apartments; the second floor contains 3 2-room apartments, 2 3-room apartments and 2 4-room apartments; the third floor contains 3 2-room apartments, 2 3-room apartments and 2 4-room apartments; the fourth floor contains 3 2-room apartments, 2 3-room apartments and 2 4-room apartments, one of which is owner-occupied. The owner claims a gross income, if fully occupied, of $1,220 per month furnished, exclusive of 1 4-room apartment which is owner-occupied. At the date of inspection 1 3-room apartment only was vacant.

The exterior of the building is in good condition and has been well maintained. The interior of the building needs redecorating.

12.

8



735

SEP 20 '66

FEB 1 0 1984

GENERAL DESCRIPTION — This property is a 4-story frame apartment building containing 71 rooms divided into 25 rental units, ie., 10 - 2s, 9 - 3s, and 6 - 4s (3 pairs of 2s have a common bath for each pair; a result of splitting up three 4s). There is a central oil-fired heating plant; a central gas-fired hot water; a central compressor electric refrigeration plant; an automatic elevator. It is an older type building, probably built around 1900 to 1909.

CONDITION AND REPAIR — Very good condition inside, and out. Appears to be excellently maintained.

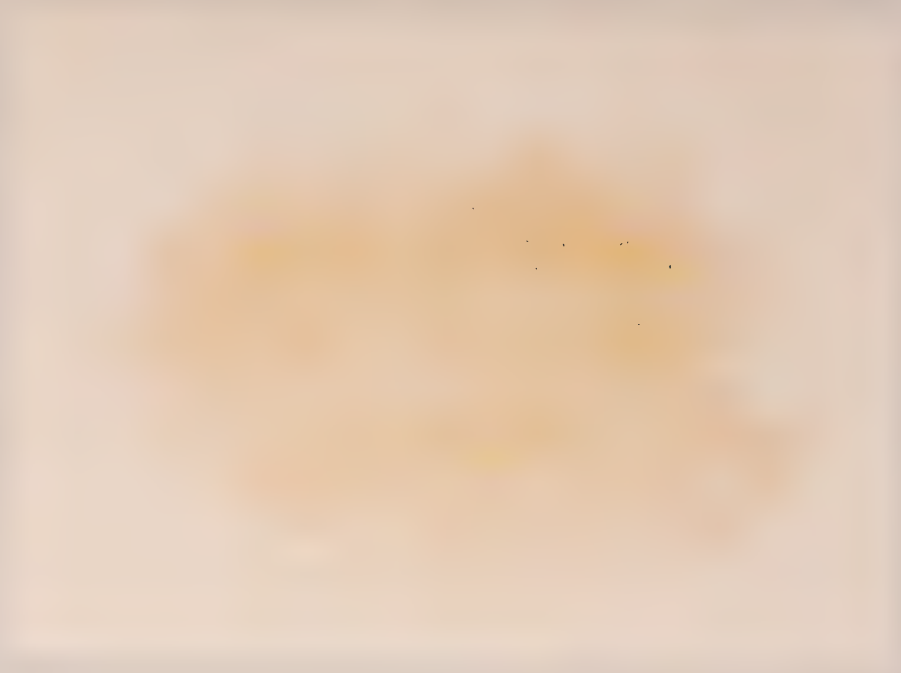
USE AND OCCUPANCY — Multi-family residential; tenants are Asiatic and Caucasian; only one vacancy existed on date of inspection.

LAST PRIOR SALE — 1/3/57 Northern Counties T. I. Co. to Julius S. & Betty Tein IRT $49.50
Buyers executed a private loan for $10,500.
11/23/56 A $30,000 Eureka Federal S. & L. Co. loan was placed on the property.

Owner states the property cost him $65,000; that he has since spent about $5,000 in improvements, and that the transaction involved an exchange.

We are informed that there is litigation going on concerning a previous sale.





The Nationals

Parcel 13

Block 735

The owners claim to have acquired this property in 1910 at an unknown purchase price.

The improvements consist of a mansion converted into lodge facilities, 3 sleeping rooms and 2 apartment units in the rear building. The owners claim an income of $214.50 per month for 3 furnished sleeping rooms and 2 unfurnished apartments, and including the lodge hall occupied by the owners which they estimate at $50 per month.



735

SEP 20 88 15 4

FEB 1 0 84 0 3 3

GENERAL DESCRIPTION — This is a 3-story single family dwelling, with an old barn in the rear; the front, main building has been converted into a club house; the rear building, into 2 small rental units.

CONDITION AND REPAIR — The exterior is in poor condition; the interior, fair to good.

USE AND OCCUPANCY — Front building used as a club-house; the rear, 2 rental units.

LAST PRIOR SALE — 1/30/33 Nagel to Meyer. No IRT at that time. No encumbrances recorded.
1/23/45 Buckley, Hopkins & Meyer to same as trustees.
11/9/48 F. M. Buckley, B. S. Hopkins and A. H. Meyer as trustees to "The Nationals" Grant.



No PHOTO OF REAL BLDG



SEP 20 '88 15

FEB 1 584 65

Walters

Parcel 14

Block 735

The owner states that she acquired the property in 1935 for $3,300 cash.

The improvements consist of a 2 flat building. The first floor contains 1 3-room apartment rented for $40 per month unfurnished and 1 2-room housekeeping unit rented for $20 per month furnished. The second floor contains a 5-room flat which is owner-occupied. At the date of inspection the 2-room housekeeping unit was vacant.



735

SEP 20 88 15

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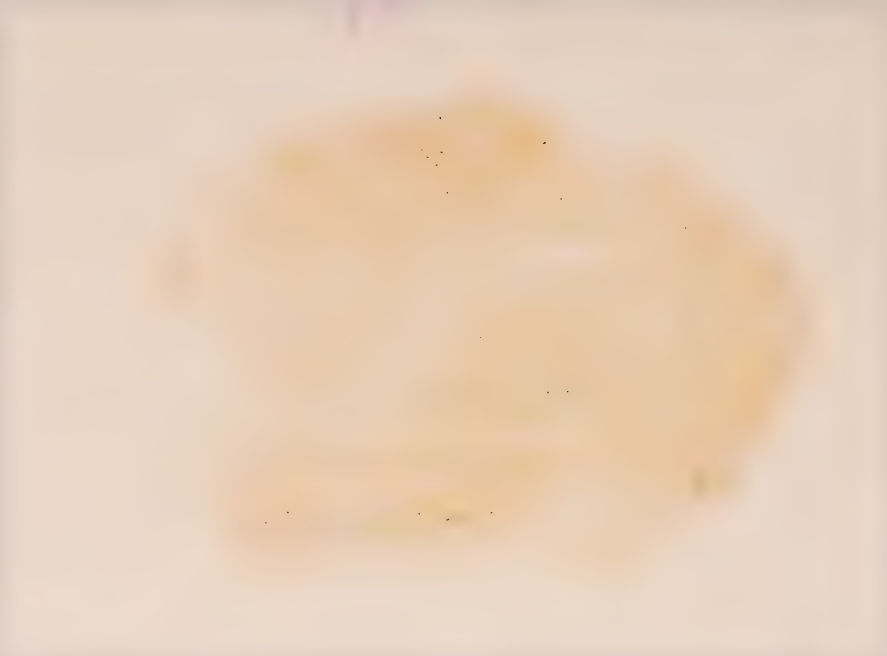
GENERAL DESCRIPTION — This is an older type 2-story, 2-family building, in which the lower flat has been superficially separated into two occupancies, so that one tenant enters from rear alley. Considerable work was done to modernize some years ago, ie., asbestos siding front, etc.

CONDITION AND REPAIR — The building is generally in just fair condition, inside and out.

USE AND OCCUPANCY — The owner, a widow of advanced years, occupies the upper flat and rents out to two tenants in the lower flat and also two garage spaces in the rear.

LAST PRIOR SALE — 6/17/47 Est. Chas. A. Delves, dec'd. to Laura M. Walter IRT $6.60
No loans recorded.





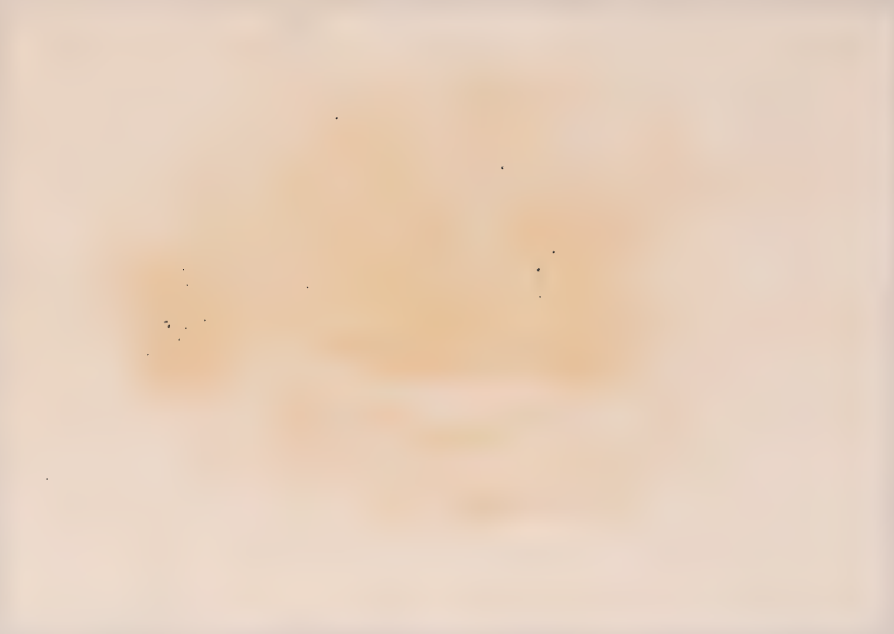
GENERAL DESCRIPTION — This 2-story and basement corner frame building started in life as a duplex, or 2-family dwelling. In the years that have followed, probably starting after the 1906 disaster, a corner store was put in the basement and 2 small stores added on the rear of the lot. This was a former (prior to 1941) Japanese center. The main building has about 12 rooms divided into housekeeping apartments, there is a rear out-building; and the two small stores have been converted to housing, 5 very small rooms.

CONDITION AND REPAIR — The exterior of the property is generally in good condition. The interior, with the possible exception of the rear buildings, is in generally good condition.

USE AND OCCUPANCY — The building is currently occupied by 1 store tenant (a small corner grocery) and 12 residential tenants.

LAST PRIOR SALE — 8/6/46 E. Shea to Michael Krekos IRT $11.00





GENERAL DESCRIPTION — This property consists of a fairly large lot, running through from street to rear street and improved with 4 buildings, all developed as multiple residential tenancy. #1267 Ellis St. was originally a very old dwelling converted to apts.; #1271-5 Ellis St. was a 3-flat building converted as well; #570 and #572 Willow St. both appear to have been originally very old dwellings, moved in from some other site and remodeled into housekeeping apartments, some time ago.

CONDITION AND REPAIR — Generally in fairly good condition inside, and out. Owned and occupied by Japanese people who are generally very tidy housekeepers.

USE AND OCCUPANCY — Owner occupied and various residential and garage tenants.

LAST PRIOR SALE

4/22/47 Est. H. Habekoss, dec'd to Clara do. Clara Habekoss to Yonezo Suzuki et al IRT $40.70
Buyers executed $17,000 Home Federal S. & L. loan and $8000 private loan

1/23/52 In estate of Yonezo Suzuki, property was appraised for $38,000.

11/24/52 Est. Yonezo Suzuki, dec'd (#118,645-San Francisco) to Yoshiko Suzuki ½ int. Decree of distribution.





Garibaldi

Parcel 15

Block 735

The improvements consist of a 2 flat building with an added ground floor apartment containing 3 rooms. The building is in good condition inside and outside.

There is a bath located off the kitchen.



735

15
735
11

GENERAL DESCRIPTION — This building is really a 2-flat building with a basement apartment; the upper flat has been divided into 2 tenancies, and there is a 2-car garage on the rear of the lot facing Willow Street. The structure was probably originally a single-family dwelling, subsequently remodeled into multiple occupancy, with stucco front, terrazzo steps and rear garage added; also additional baths and kitchens.

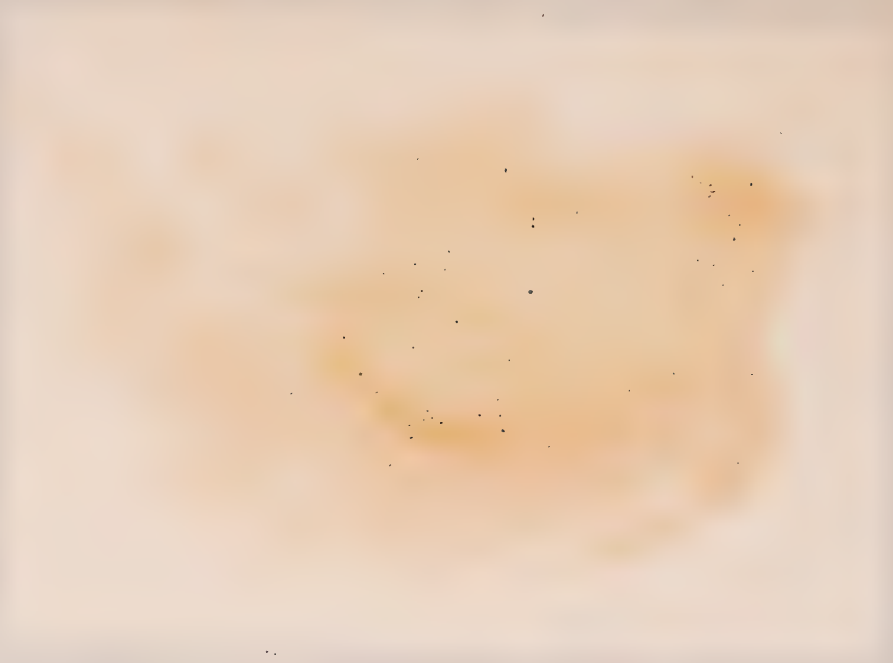
CONDITION AND REPAIR — The exterior is in generally good condition; the interior, fairly good.

USE AND OCCUPANCY — There are 4 residential tenants and 2 garage tenants. The owner lives in Los Angeles, the property being handled by a relative, John Passagno, 1508 Franklin St., this city.

LAST PRIOR SALE — 11/5/48 A. L. Moizio to Caterina Garibaldi. Grant.

15
11





Osan

Parcel 16

Block 735

The owner states that he acquired the property in March, 1943 for $2,000 cash and subject to a First Deed of Trust of $6,000 and a Second Deed of Trust of $3,000 - total purchase price $11,000.

The improvements consist of a mansion converted into 4 2-room apartments and 1 3-room apartment and 6 housekeeping units. The owner claims a gross income, if fully rented, of $315 per month furnished inclusive of 2 garage spaces rented for $5 per month each, and exclusive of 1 2-room housekeeping unit which is owner-occupied. At the date of inspection there appeared to be no vacancies.

There are some unvented gas plates being used in the building.

16

12



735

SEP 20 1915

FEB 10 1940

GENERAL DESCRIPTION — This was originally an old victorian mansion, with building fully detached on the west by a garden 21 ft. wide. Some years ago, the mansion was converted quite effectively into 10 apartments and 1 single room. An old third floor, the former servants' quarters, was removed completely. Later, a permastone front was added, and the present, but for Redevelopment, intended to add additional private bathrooms.

CONDITION AND REPAIR — In very good condition inside, and out. Owner maintains the place exceeding well.

USE AND OCCUPANCY — Currently fully rented to 9 residential tenants, with 1 unit occupied by the owner.

LAST PRIOR SALE

3/15/43 I. Ostrom to Henry N. & Mary M. Osan
IRT $12.10
Buyer executed a $6000 Bank of America, and a $3000 loan in favor of the seller.

8/15/55 M. M. Osan died, and in her estate (#451,787—San Francisco) termination of Joint Tenancy, the property was appraised for $40,000.





Erelos

Parcel 20

Block 735

It appears that the owner acquired the property on July 26, 1946 for an indicated cash purchase price of $10,000.

The improvements consist of a 2 flat building and a former rear store building located on Ellis Street and an additional rear building converted into a ground floor grocery store, a 4-room apartment and 10 housekeeping units. The 2 flat building has a ground floor area of 1,600 sq. ft. including the grocery store space; the rear former store space on Ellis Street has a floor area of 650 sq. ft., and the additional rear building has an area of 250 sq. ft., making a total first floor area of 2,500 sq. ft.

The grocery store, according to the tenant Fok Won, was leased by him in 1954 for a term of 5 years at a rental of $130 per month. No contact could be made with owner of the property and no information was secured as to the actual furnished rental of the other units on the property. At the date of inspection all units appeared to be occupied.

In one of the units, the bath is located off the kitchen.



735

GENERAL DESCRIPTION — This is a standard 3-flat building of the era around 1900. Originally rather well constructed and finished, it has been long neglected. There is a 3-car garage on the rear street. Now obsolete in design and room lay-out. Only living rooms have oak floors.

CONDITION AND REPAIR — Very poor condition inside and out. Cornices are loose and in danger of falling.

USE AND OCCUPANCY — 3 residential tenants.

LAST PRIOR SALE — 5/17/54 Sali West to Toby W. Chait Gift.





FEB 1584 33

GENERAL DESCRIPTION

This property consists of an older type 2-flat building, to which has been added two small basement rental units, with a common bath. The exterior is of rather ornate construction probably of about the 1885 period, and originally was a well-constructed building. Owner states 5 rooms were installed in the basement area around 1949 at a cost of about $1500.

CONDITION AND REPAIR

The property has been generally well maintained both inside and out, by the resident owner, all things considered.

USE AND OCCUPANCY

Owner occupied with 4 residential tenants, including a rented room in the owner's flat.

LAST PRIOR SALE

7/11/49 J. & M. J. Barnes to Raymond & Della Miranda IRT $8.80
Buyers executed a $4412 private loan and a $593 loan in favor of the sellers.

Owner states the property cost him $12,000, with a small amount of cash down.





FEB 1584 33

GENERAL DESCRIPTION — This building is a really very old duplex, or two flat structure, with a center entrance, and two separate garage openings. It has a stucco front. The building is divided into an east side and a west side entrance, upper and lower.

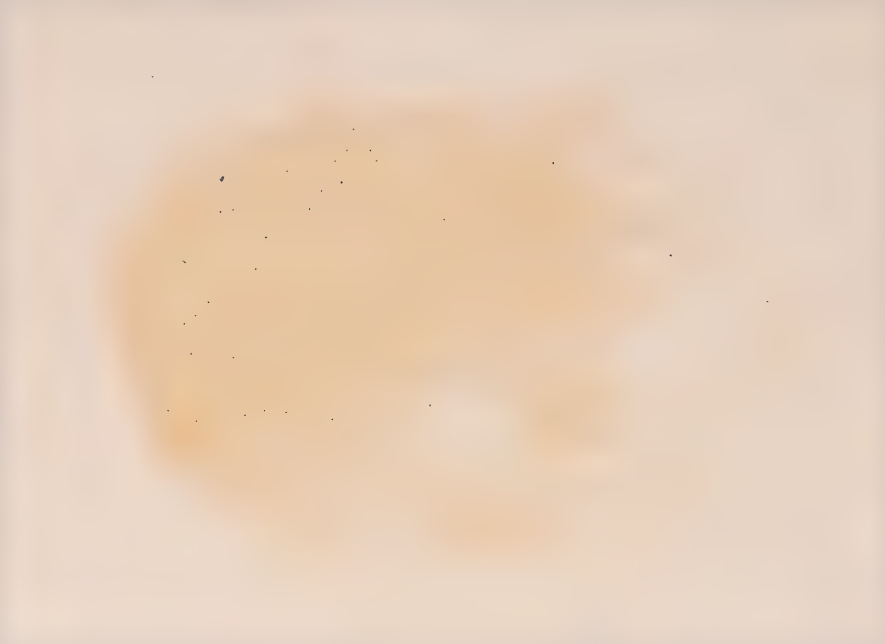
CONDITION AND REPAIR — The exterior is generally in good shape; the lower unit is in very poor condition; the upper, in generally good condition.

USE AND OCCUPANCY — Occupied by 2 residential tenants.

LAST PRIOR SALE — 12/3/54 Est. Jack T. Barnes, dec'd (#123,881)-(San Francisco) to Manfred Matzger. Order confirming sale at $5500.

This property was appraised in the above Estate at $5500.





SEP 20 1915

FEB 1584 3 3

25
735
17

GENERAL DESCRIPTION — This property consists of a lot running through from street to rear street, and having improvements erected on both frontages; originally a 3-flat building, now altered rather successfully into 16 rental units, many with private baths, was on the Ellis St. front. A 2-flat building, not altered, is located on the Willow St. front.

CONDITION AND REPAIR — With the exception of the west wall of the 3-flat structure which is in poor condition, most of the exteriors of these two buildings are in fair condition. The interiors are in generally good to fair condition.

USE AND OCCUPANCY — Currently the apartments are rented to older people, probably pensioners, mainly, with a resident manager; there are 16 tenants, including the manager (2 VACANT now). The flats are rented to 2 residential tenants.

LAST PRIOR SALE — 7/30/52 C., Jr., & M. M. Dethlefsen and B. Simmons to John F. Dethlefsen IRT $8.80

The owner reports that this property was held in trust for him from his grandmother's Estate for some years and finally distributed to him several years ago.









SEP 20 '84 15

FEB 1 584 3

Meyer

Parcel 17

Block 735

The improvements consist of a mansion and 2 flat buildings converted into 21 apartments consisting of 4 2-room apartments, 16 3-room apartments and 1 4-room apartment. The owner claims a gross income, if fully rented, of $1,229 per month unfurnished. At the date of inspection there appeared to be only 1 vacant 3-room apartment unit.

It was impossible, at the date of inspection, to see all apartment units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

17



735

SEP 20 '88 15 37

FEB 1084033

GENERAL DESCRIPTION — This property consists of two structures joined together at the 2nd and 3rd floor levels. Originally they were an old type mansion and an old set of flats. Reportedly around 1945, these two buildings were remodeled into 21 apartments, 12 in the old mansion, and 9 in the 2-flat building, with the two joined together, being harmonized as to exterior stucco and general interior remodeling. The plumbing, floor work and painting appear to have all been rather poor in quality. There is some report that $55,000 was spent on this work.

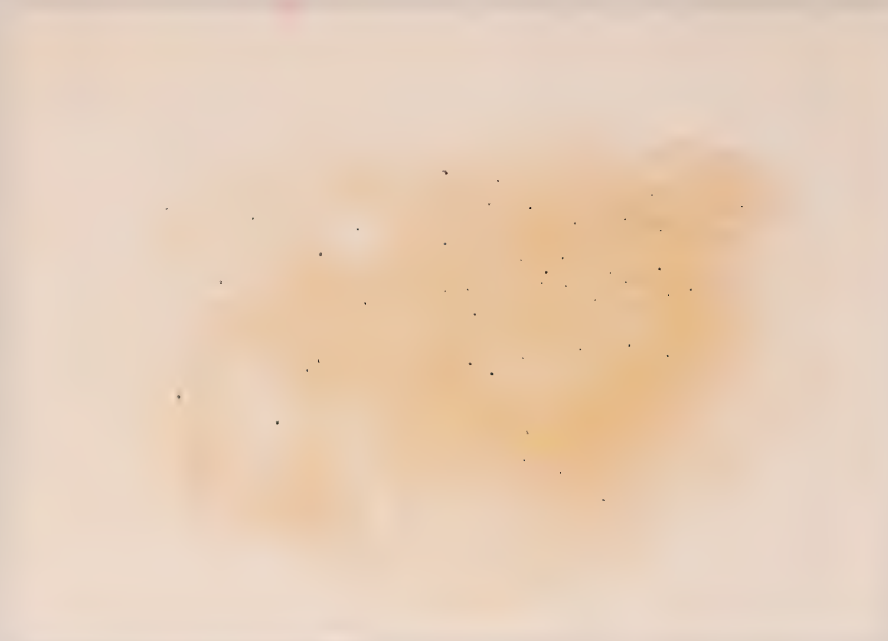
CONDITION AND REPAIR — Poor; needs re-conditioning inside and out.

USE AND OCCUPANCY — Rented month-to-month as 21 apartment units to persons reportedly of African descent. High turn-over and vacancy factors.

LAST PRIOR SALE — 10/26/43 Est. G. O. Degner, dec'd (#10487-San Mateo) to Geo. H. Meyer, Leo W. Meyer and Martha Ahnden.
12/31/43 Martha Ahnden to Geo. H. & Leo. W. Meyer IRT $3.75

17-13





Bodilly

Parcel 18

Block 735

The owner states that he acquired the property on May 7, 1952 for $6,000 cash and subject to a First Deed of Trust of $10,000 and a Second Deed of Trust of $7,000 - total purchase price $23,000.

The improvements consist of a 6 flat building and a 2 unit rear building converted into 11 housekeeping units and a single car garage. The rear building is in structurally unsound condition and unsafe and unsuitable for tenancy. The property is in generally run-down condition inside and outside. The owner claims a gross income, if fully rented, of $420 per month furnished.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

18



735

FCP 1084033

SUP 20 465 15

GENERAL DESCRIPTION — This property is improved with 3 separate buildings; the main structure occupying the northeast corner of Willow & Laguna Sts., a former duplex converted to housekeeping apartments; a small 3-room with garage under, fronting on Willow St. toward the rear of lot; an entirely inside 2-story, 4-room building occupying the inner corner of the lot. The rear housing appears to be of a very dubious character.

CONDITION AND REPAIR — Very poor inside and just fair, outside.

USE AND OCCUPANCY — Currently occupied by 11 residential tenants, with some VACANCY.

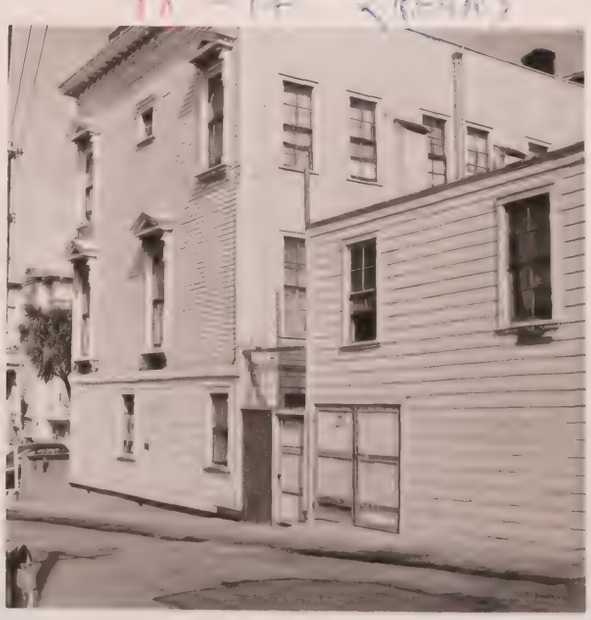
LAST PRIOR SALE — 8/12/52 Emco loan of $10,000 placed on property.
5/12/53 Evelyn King to Charles E. Bodilly
IRT $6.60
1/14/55 Private loan of $5754 placed on property.

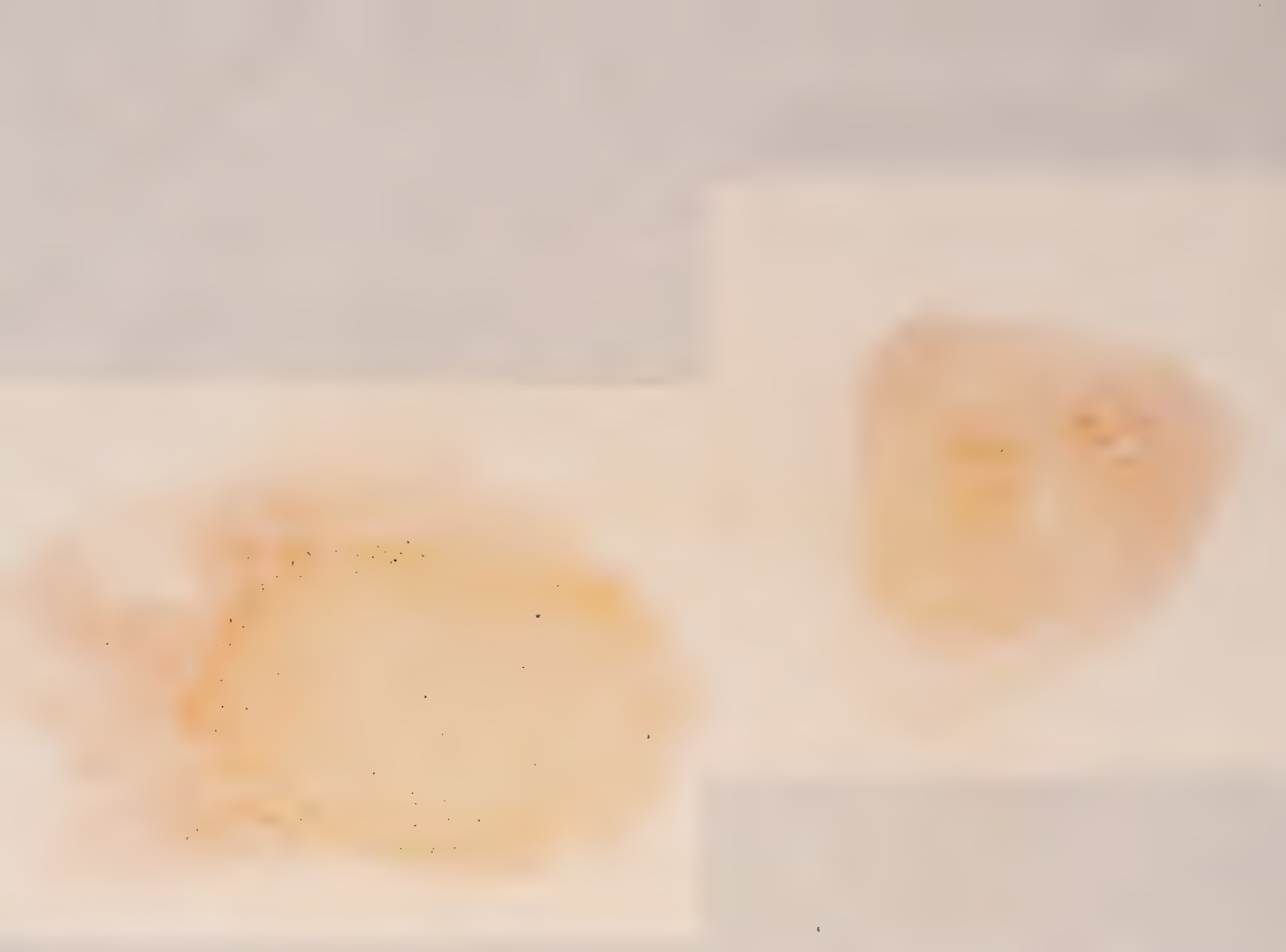
Owner states that this property cost in 1952 or 1953, $24,000, with a $10,000 first loan (Emco) and a $7,000 private loan. Bodilly is reported to own a half interest, only, for which he is reported to have paid $3,500 cash for the equity (one-half)

18



18 - 14 (REAR)





Ando

Parcel 1P

Block 735

The owner states that he acquired the property in 1952 for $4,000 cash and subject to a First Deed of Trust of $5,500 - total purchase price $9,500.

The improvements consist of a 6 flat building and a 2 unit rear building converted into 10 housekeeping units. The owner claims a gross income, if fully rented, of $255 per month furnished, exclusive of a 2-room housekeeping unit which is owner-occupied. At the date of inspection all units appeared to be fully occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are a number of unvented gas heaters being used in the buildings.



735

SEP 20 88 15 4

FEB 1 0 84 0 3 3

GENERAL DESCRIPTION

This building was originally a duplex, or 2-family residential unit, with 4 rooms on the ground floor, 4 rooms on the 1st floor, and 6 rooms on the 2nd floor. There were two out-houses in the rear. Subsequently, the building was altered into multiple housing, even the rear houses. The building is only 33 ft. deep. Present arrangements have community baths, kitchenettes, and the rear housing has no plumbing except 1 toilet, add kitchen sinks; virtually un-rentable.

CONDITION AND REPAIR

The exterior is fair and the interior is generally fair; the rear buildings are largely used as storage rooms.

USE AND OCCUPANCY

Currently occupied by the owner and 8 residential tenants.

LAST PRIOR SALE

7/3/46 W. Maunder to A. Devenere IRT $8.80
Buyer executed $6600 Home Federal loan.
10/31/46 L. Savit to Y. L. Ando Grant
8/5/52 Y. L. Ando to Frank Fumino Ando Grant

Owner states the property cost $12,500 in 1946.





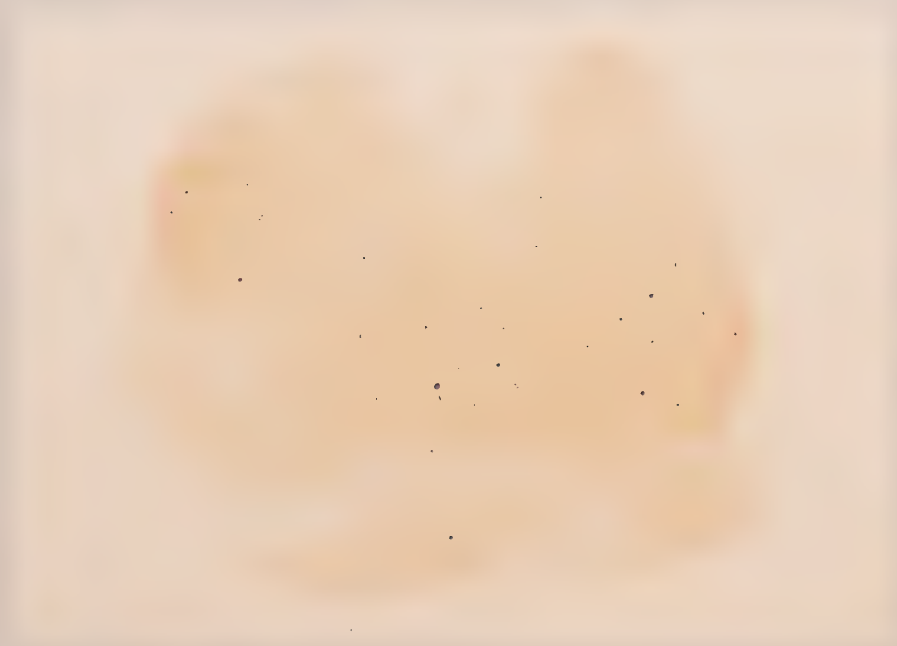
GENERAL DESCRIPTION — This property consists of two 3-flat buildings with a couple of basement rooms in the rear in each building; detached 2-car garage on the rear of the lot. At one time, these were rather better average structures, but have been sorely neglected and are badly run-down.

CONDITION AND REPAIR — Poor condition inside and out; very bad state of repair.

USE AND OCCUPANCY — Currently, it is mostly VACANT; operated as a rooming house. with about 5 tenants; balance of rooms VACANT, some for a long time.

LAST PRIOR SALE — 8/9/23 Mr. R. Macauley to David H. & Hazel C. Mann Irt $24.00
Buyer executed a $6000 First Federal Trust Co. loan.
3/3/39 David H. Mann to San Jose Abstract & Title Ins. Co. to David H. & Hazel C. Mann Grant.





Suzuki

Parcel 21

Block 735

The owner states that he acquired the property on April 13, 1947 for $12,000 cash and a First Deed of Trust of $17,000 and a Second Deed of Trust of $8,000 - total purchase price $37,000.

The improvements consist of a 3 flat building and a 2 flat building converted into 24 housekeeping units. In addition, the property has garage facilities for 11 cars. The owner claims a gross income, if fully rented, of $677.50 per month furnished, exclusive of a 3-room housekeeping unit which is owner-occupied. At the date of inspection 1 2-room housekeeping unit was vacant.

Some of the baths in the buildings are located off the kitchens.



735

SEP 20 1915

FEB 10 1984

Cralt

Parcel 28

Block 735

The improvements consist of a 3 flat building and a ground floor 3-room apartment and 3 garages. The ground floor 3-room unit is rented for $35 per month unfurnished, the second floor 6-room flat is rented for $80 per month unfurnished, the first floor 5-room flat and the third floor 6-room flat were vacant at the date of inspection and in untenantable condition. Also the 3 garages located on Willow Street were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



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735

FEB 10M032

SEP 2 0 '88 15

Miranda

Parcel 23

Block 735

The owner stated that he acquired the property on July 11, 1949 for $3,000 cash and subject to a First Deed of Trust of $4,000, a Second Deed of Trust of $4,412 and a Third Deed of Trust of $561 - total purchase price $12,000.

The improvements consist of a 2 flat building partially converted to provide 1 flat and 4 housekeeping units. The owner claims a gross income, if fully rented, of $182 per month on an unfurnished, furnished and partially furnished basis, exclusive of a 4-room housekeeping unit which is owner-occupied.



735

Ledger

Parcel 2A

Block 735

The owner acquired the property on November 16, 1954 at private sale of the Estate of Jack Berman for $9,500 cash.

The improvements consist of a 2 flat building and 2 basement garages. The owner claims a gross income, if fully rented, of $115 per month unfurnished, including the garage space. At the date of inspection all units were occupied.

The interior of both flat units was in deplorable condition and barely tenantable as sub-standard housing.



735

FEB 1 0 1949

Dethlefsen

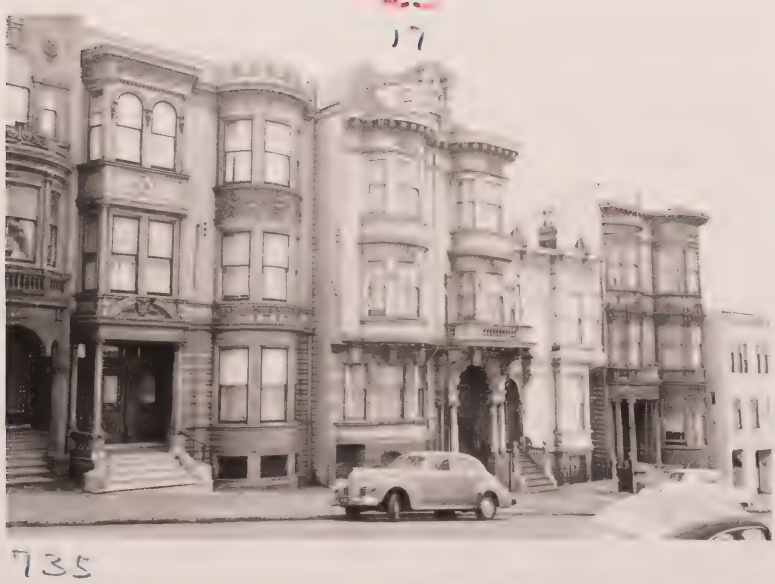
Parcel #2

Block 735

The owner states that he acquired a two-thirds interest in this property from his brother and sister during August of 1952 for $8,000 cash. The property was originally inherited in 1942.

The improvements consist of a 3 flat building and a 2 flat building converted into 10 apartments, 3 housekeeping rooms, 2 sleeping rooms, and 2 rear flat units unconverted. The owner claims a gross income, if fully rented, of $384 per month furnished. At the date of inspection the buildings were fully occupied.

Some of the baths are located off the kitchens.



735

SEP 2 0 86 15

FEB 1 0 84 0 3 3

Islagrano

Parcel 9

Block 735

The owner stated that he acquired the property in June, 1944 for $7,000 cash.

The improvements consist of a 3 flat building. The first, second and third floors each contain a 4-room flat rented for $65 per month each, partly furnished. At the date of inspection the building was fully occupied.



735

SEP 20 88 154

TEL 1084933

Mann

Parcel 27

Block 735

The owner stated that he acquired the property in August of 1923 for $24,000 cash.

The improvements consist of two 3-flat buildings, four flats of which were converted into 19 housekeeping units. The owner claims a gross income, if fully rented, of $650 per month furnished. At the date of inspection 50% of the rentable units were in untenantable condition and vacant. The owner stated that these units had been vacant practically continuously for over one year.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are a number of unvented gas stoves being used in the building.





SEP 20 '66 15 4

FEB 1 0840 33